

026.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

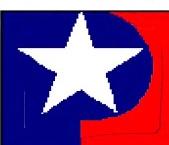
Total Card / Total Parcel

USE VALUE:

1,011,100 / 1,011,100

ASSESSED:

1,011,100 / 1,011,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		CLEVELAND ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BRING US DEALS 85 CLEVELAND	
Owner 2: STREET LLC	
Owner 3:	

Street 1: 377 SOMERVILLE AVE	
Street 2:	

Twn/City: SOMERVILLE	
St/Prov: MA	Cntry
Postal: 02143	Own Occ: N

Postal: 02143	Type:
---------------	-------

PREVIOUS OWNER	
Owner 1: SAKAKINI JOHN C & JOHANNA -	
Owner 2: -	

Street 1: 85 CLEVELAND ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
---------------	--

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2501 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			17494				GIS Ref	
104	5000.000	554,400	700	456,000	1,011,100							GIS Ref	
Total Card	0.115	554,400	700	456,000	1,011,100								
Total Parcel	0.115	554,400	700	456,000	1,011,100								
Source:	Market Adj Cost		Total Value per SQ unit /Card:	404.36	/Parcel:	404.36							

APPRAISED: 1,011,100 / 1,011,100  
USE VALUE: 1,011,100 / 1,011,100  
ASSESSED: 1,011,100 / 1,011,100

Entered Lot Size	Entered Total Land	Entered Land Unit Type

PRIOR ID # 1: 17494	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
LAST REV	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
ASR Map:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
Ratio:	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>													
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good																						
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																							
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																							
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																							
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																						
Prime Wall:	4 - Vinyl			A HBth:		Rating:																							
Sec Wall:		%		OthrFix:		Rating:																							
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid   Desc: Line 1   # Units 1																					
Color:	GREY			A Kits:	1	Rating:	Good	Level   FY LR DR D K FR RR BR FB HB L O																					
View / Desir:				Frl:		Rating:		Other																					
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper																					
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2																					
Year Blt:	1912	Eff Yr Blt:		Location:				Lvl 1																					
Alt LUC:		Alt %:		Total Units:				Lower																					
Jurisdict:		Fact: .		Floor:				Totals								RMS: 13	BRs: 6	Baths: 2	HB: 1										
Const Mod:				% Own:												<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Lump Sum Adj:				Name:												Exterior:	No Unit	RMS	BRS	FL									
<b>INTERIOR INFORMATION</b>				Phys Cond:	GD - Good	18. %										Interior:	1	7	3										
Avg Ht/FL:	STD			Functional:		%										Additions:	1	6	3										
Prim Int Wal	2 - Plaster			Economic:		%										Kitchen:													
Sec Int Wall:		%		Special:		%										Baths:													
Partition:	T - Typical			Override:		%										Plumbing:													
Prim Floors:	3 - Hardwood			Total:	18.6	%										Electric:													
Sec Floors:		%		<b>CALC SUMMARY</b>												Heating:													
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	180.00											General:													
Subfloor:				Size Adj.:	1.12297297											Totals	2	13	6										
Bsmnt Gar:				Const Adj.:	0.98000199																								
Electric:	3 - Typical			Adj \$ / SQ:	198.093																								
Insulation:	2 - Typical			Other Features:	126500																								
Int vs Ext:				Grade Factor:	1.00																								
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																								
Heat Type:	5 - Steam			NBHD Mod:																									
# Heat Sys:	2			LUC Factor:	1.00																								
% Heated:	100	% AC:		Adj Total:	681113																								
Solar HW:	NO	Central Vac:		Depreciation:	126687																								
% Com Wal		% Sprinkled		Depreciated Total:	554426																								
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 026.0-0002-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y	1 8X8		A	AV	1980	0.00	T	31.2	104																	
11	Pool-Vinyl	D	Y	1 18		A	AV	2010	41.56	T	7.2	104			700		700												
More: N	Total Yard Items:	700		Total Special Features:						Total:		700																	
<b>IMAGE</b>																<b>AssessPro Patriot Properties, Inc</b>													
																													